103.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,085,800 / 1,085,800
					USE VALUE:	1,085,800 / 1,085,800
					ASSESSED:	1,085,800 / 1,085,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		WINDMILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZUCKERMAN KATHERINE
Owner 2:	GILMAN NICHOLAS
Owner 3:	
Street 1:	34 WINDMILL LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BIRCH KELLY ALEXANDER & -
Owner 2:	ROTHMAN DEBORAH M -
Street 1:	34 WINDMILL LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,990 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Clapboard Exterior and 3271 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13990.000	492,200	5,800	587,800	1,085,800
Total Card	0.321	492,200	5,800	587,800	1,085,800
Total Parcel	0.321	492,200	5,800	587,800	1,085,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.95 | /Parcel: 331.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

66323

GIS Ref

GIS Ref

Insp Date

11/14/16

!8209!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	491,800	5800	13,990.	587,800	1,085,400	1,085,400	Year End Roll	12/18/2019
2019	101	FV	385,100	6000	13,990.	587,800	978,900	978,900	Year End Roll	1/3/2019
2018	101	FV	385,100	6000	13,990.	503,800	894,900	894,900	Year End Roll	12/20/2017
2017	101	FV	385,100	6000	13,990.	470,200	861,300	861,300	Year End Roll	1/3/2017
2016	101	FV	385,100	6000	13,990.	403,100	794,200	794,200	Year End	1/4/2016
2015	101	FV	360,200	6200	13,990.	361,100	727,500	727,500	Year End Roll	12/11/2014
2014	101	FV	360,200	6200	13,990.	334,200	700,600	700,600	Year End Roll	12/16/2013
2013	101	FV	360,200	6200	13,990.	318,700	685,100	685,100		12/13/2012

PRINT

Date	Time
12/10/20	22:47:16

LAST REV

Date	Time
05/26/17	08:55:40
ekelly	
8209	

USER DEFINED

Prior Id # 1:	66323
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIRCH KELLY ALE	1503-77		1/24/2017	Mult Lots	930,000	No	No		Filed Both Ways 68803:449
KAPLAN MICHAEL	1413-31		3/16/2012	Mult Lots	790,000	No	No		
	16399-202		8/1/1985		280,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2015	121	Insulate	484					Air sealing and in
9/8/2014	1132	Redo Bat	9,400		9/8/2014			Bathroom renovatio
7/26/2012	935	Manual	3,400					NEW STEPS @ POOL
8/26/2011	927	Manual	300					INSTALL BATH EXH F
8/4/2011	812	Redo Bat	9,700	C				REDO MBATH

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2016	Measured	DGM	D Mann
6/16/2012	MLS	EMK	Ellen K
4/18/2012	Info Fm Prmt	BR	B Rossignol
6/1/2009	Measured	189	PATRIOT
5/1/2000	Inspected	276	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	263	PATRIOT
8/16/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13990		Sq. Ft.	Site		0	70.	0.60	4									587,786						587,800	

Total AC/HA: 0.32117 | Total SF/SM: 13990 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 587,786 | Spl Credit | Total: 587,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	7 - Brick	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.05714250
Const Adj.:	1.01756251
Adj $ / SQ:	112.949
Other Features:	126347
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	604633
Depreciation:	112462
Depreciated Total:	492171

COMMENTS

PDAS OF=EX SINK IN FULL BATH.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB 2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

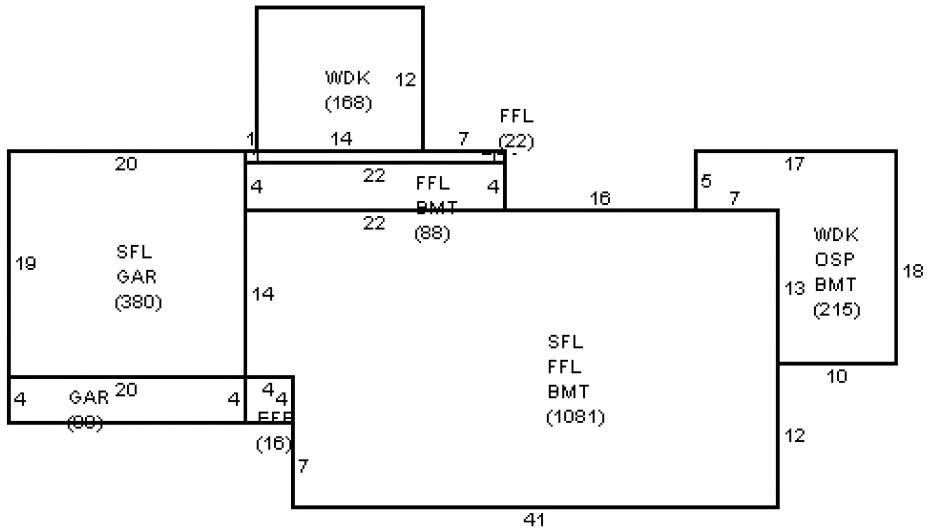
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	136.67
Special Features:	0	Val/Su Net:	97.72
Final Total:	492200	Val/Su SzAd	190.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,388	112.950	156,768
BMT	Basement	1,384	44.900	62,138
FFL	First Floor	1,191	112.950	134,523
GAR	Garage	460	20.790	9,565
WDK	Deck	383	8.760	3,356
OSP	Screen Porch	215	27.060	5,818
EFP	Enclos Porch	16	73.880	1,182
	Net Sketched Area:	5,037	Total:	373,350
Size Ad	2578.9499	Gross Are	5110	FinArea 3271

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 103.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	14X32	A	AV	1980	18.75	T	31.2	101			5,800			5,800

More: N | Total Yard Items: 5,800 | Total Special Featues: | Total: 5,800